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When recorded please mail to:

369

W. F. Sareussen  
19620 Pacific Coast Highway  
Malibu, California

DOCUMENT No. 369  
RECORDED AT REQUEST OF  
TITLE INSURANCE & TRUST CO.

AUG 1 1951 AT 8 A. M.

IN OFFICIAL RECORDS  
County of Los Angeles, California

Fee \$  
MAINE B. BEATTY, County Recorder

By \_\_\_\_\_ Deputy

180-6 P



# GRANT DEED

In consideration of \$ 10.00\* \* \* \* \*, receipt of which is hereby acknowledged,

I/WE LESLIE FENTON, unmarried man

do hereby

GRANT TO M. F. SAREUSSEN, an unmarried woman,



all that real property in the

County of Los Angeles, State of California, described as:

A portion of Lot 5 in Section 31, Township 1 South Range 16 West S.B.B.&M. lying Southerly of the Southerly line of the Pacific Coast Highway as said Southerly line was established on January 1, 1945, said parcel being more particularly described as follows:

Beginning at a point in the Southerly line of said Pacific Coast Highway which bears South 23° 44' 00" East 40 feet from Engineer's centerline Station 100 plus 22.08 at the Easterly extremity of that certain centerline course of said Highway described as North 66° 16' 00" East 670.60 feet in the deed from Southern Counties Land Co. to the State of California, recorded in Book 11716 Page 337, Official Records of Los Angeles County and Easterly along a curve concave to the South and having a radius of 1210 feet being also tangent to the Southerly line of said Pacific Coast Highway a distance of 306 feet to the point of beginning; thence continuing along said curve a distance of 50 feet; thence South 8° 24' 58" East 113 feet, more or less to a point in the ordinary high tide line of the Pacific Ocean as found by survey on April 17, 1947; thence Westerly along said tide line to the intersection of said tide line with that line which bears South 9° 47' 16" East from the point of beginning; thence North 9° 47' 16" West along said 120 feet, more or less, to said point of beginning.

RESERVING therefrom an easement 4 feet in width lying adjacent to and Southerly of the Northerly line of the above described parcel for the purpose of installing and maintaining water pipes and utilities.

EXCEPT any portion of said land lying outside the patent lines of said Lot 5, as such lines existed at the time of issuance of the patent therefor which was not formed by the deposit of alluvion from natural causes and by imperceptible degrees.

## SUBJECT TO:

All general and special taxes for the fiscal year 1951-52  
a lien not yet payable.

Conditions, restrictions, reservations, covenants, easements,  
rights and rights of way, of record, if any.

TO HAVE AND TO HOLD to the said grantee..... her heirs  
or assigns forever.

WITNESS my hand this 12th day of July 1951

LESLIE FENTON

any portion of said land lying outside the patent lines of said Lot 5, as such lines existed at the time of issuance of the patent therefor which was not formed by the deposit of alluvion from natural causes and by imperceptible degrees.

STATE OF CALIFORNIA,

County of Los Angeles

ss.

ON THIS 12<sup>th</sup> day of July, A.D. 1931, before me,  
Marie K. McIntyre  
a Notary Public in and for said County and State, personally appeared  
LESLIE FENTON  
known to me.

to be the person..... whose name..... is..... subscribed to the within  
Instrument, and acknowledged to me that .....he..... executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal  
the day and year in this certificate first above written.

Maria K. McIntyre

Notary Public in and for said County and State.